

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 1, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance to abandon portions of the utility and drainage easements located on Lots 6 and 7, Woodland Farm Estates; located at 10 Pine View Place. (G-24-044)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The owner of the property located at 10 Pine View Place, described as Lots 6, 7 and 8, Woodland Farm Estates, is requesting abandonment of a portion of the utility and drainage easements located on Lots 6 and 7.</p>	
<b>FISCAL IMPACT</b>	<p>None</p>	
<b>RECOMMENDATION</b>	<p>Approval of the ordinance.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Board of Adjustment reviewed this issue at its December 16, 2013, meeting, and there were no objectors present. Owners of the properties located within 200 feet of the site were notified of the hearing. The Board approved a request to allow reduced setbacks subject to the applicant pursuing the abandonment of the easements.</p>	
<b>BACKGROUND</b>	<p>The R-2 zoned property at 10 Pine View Place is comprised of three (3) platted single-family lots (Lots 6, 7 and 8, Woodland Farm Estates). The lots are currently undeveloped and partially tree-covered. There is a retaining wall, approximately twelve (12)-foot tall, along the front (south) property line which was constructed when the street was constructed.</p>	

**BACKGROUND  
CONTINUED**

The property slopes upward from front to back, to a rock outcropping near the center of the lots. The property then slopes downward to the rear property line. The slope in the rear is less severe than the slope in the front. There is a twenty (20)-foot wide utility easement which runs along the rear property line of the lots and eight (8)-foot easements which run along the dividing side property lines. The lots contain a twenty-five (25)-foot platted front building line.

The applicant proposes to construct a new two-story residence on the property. Almost the entire residence will be constructed within Lot 7, with a small portion of the garage extending onto Lot 6. Because of the slope and rock outcropping, the house is proposed to be located in the rear (north) half of the property. A rear setback ranging from seven (7) feet to 22.5 feet is proposed. A proposed driveway will extend from Pine View Place along the side and rear property line of Lot 6. A portion of the proposed house will be located within the twenty (20)-foot utility easement at the rear of Lot 7 and the eight (8)-foot easements between Lots 7 and 6.

The slope and rock outcropping(s) within the front half to two-thirds of the property make construction very difficult. The applicant has identified the area of the property with the least severe slope to locate the new residence. The property backs up to a rather wide platted green space/open space. The green space/open space is approximately 130 feet to 150 feet wide. Therefore, the proposed house will not back up to another single-family lot.

The Board of Adjustment granted the setback variance subject to the easements which the proposed residence encroaches upon being abandoned.

All utility companies and Public Works have approved the abandonments. The specific portions of the easements to be abandoned are described as:

The south fifteen (15) feet of the twenty (20)-foot easement located along the north perimeter of Lot 7, Woodland Farm Estates, Little Rock, Pulaski County, Arkansas.

And

A portion of the sixteen (16)-foot wide easement located along and either side, eight (8) feet either side, of the common lot line between Lots 6 and 7, Woodland Farm

**BACKGROUND**  
**CONTINUED**

Estates, Little Rock, Pulaski County, Arkansas; beginning at the twenty-five (25)-foot front building line of said lots and extending to a point twenty (20) feet west of the east property line of Lot 6.